



March 12, 2025

2446 University Ave. W, Ste 170
Saint Paul, MN 55114

Attn: Housing and Homelessness Prevention Committee

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MOVEMNACTION.ORG

We write to you today in support of SF1268, which will eliminate required parking minimums for real estate developments statewide. This is a common-sense measure that will eliminate a burdensome regulation, reduce development costs, expand available space and capital for housing and commercial uses, and allow for a smoother transition to the multimodal future that is the aim of numerous Minnesota state policies.

In 2021, as multiple cities were exploring the potential of eliminating parking minimums on a local level, Move Minnesota conducted a study of the impacts of parking on community development patterns and private sector developers. That study, "The Hidden Impacts of Vehicle Parking and Parking Policy," which pulled data from the City of Minneapolis, found that one year's worth of new parking development in that city took up 940,000 square feet of space, equal to sixteen football fields; cost \$105 million to construct; and spurred 21,000 metric tons of CO2 emissions each year. And here is the crazy thing: much of this parking wasn't needed or wanted. Instead, it was required by outdated parking policies that didn't align with market or community needs.

Eliminating parking minimums will not eliminate parking. Rather, it will allow real estate developers to respond to market conditions and neighborhood realities in their decisions about whether or not to build parking. For example, if a development is planned for a transit-rich neighborhood with low car ownership rates, significant amounts of new parking may not be needed—and would not be used if built. Similarly, if a project is being built next to an underutilized parking facility, additional parking would be nonsensical.

Move Minnesota Action is not reflexively against regulation in the real estate sector, but we believe that regulation should solve for challenges the market will not address—for example, needed progress on racial, social, or economic justice or on climate change. In contrast, parking minimums that exceed actual parking needs just wastes resources—and even induces new driving in an era in which Minnesota has an affirmative polity to reduce driving rates.

Thank you for your vote to eliminate unnecessary parking minimums in the State of Minnesota.

Sincerely,

A handwritten signature in purple ink, appearing to read "Elissa Schufman".

Elissa Schufman

Interim Executive Director
Move Minnesota Action